



2004 00005750

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Recorded: 03/03/2004 12:02 PM

## QUITCLAIM DEED

(Property Address: Triangle and Cottage Street, Amherst, MA)

I, BRUCE G. BROWN, of Amherst, Massachusetts,

in consideration of ONE (1.00) DOLLAR,

grant, with QUITCLAIM COVENANTS,

to JEFFERY B. BROWN, 391 Bay Road, Amherst, Massachusetts 01002, as TRUSTEE OF THE BGB REALTY TRUST, dated January 23, 2004, recorded in Hampshire County Registry of Deeds Book 7704, Page 213.

The land in Amherst, Hampshire County, Massachusetts, at the intersection of Triangle Street and Cottage Street, bounded and described on Exhibit A attached hereto and made a part hereof.

Executed as a sealed instrument this 1<sup>st</sup> day of March, 2004.  
Bruce G. Brown

## COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss

March 1, 2004

Then personally appeared the above-named Bruce G. Brown and acknowledged the foregoing instrument to be his free act and deed, before me,

LINDA A. FONTAINE  
Notary Public  
My Commission Expires March 22, 2007

**EXHIBIT A**

The land in Amherst, Hampshire County, Massachusetts, at the intersection of Triangle Street and Cottage Street, shown as Parcel B on plan of land entitled "Plan of Land in Amherst, Massachusetts Prepared for Bruce G. Brown" Almer Huntley Jr. & Associates, Inc., Surveyors Engineers Planners, dated October 23, 1981; recorded in Hampshire County Registry of Deeds Plan Book 119, Page 38; bounded and described on said plan as follows:

BEGINNING at an IP marking the southeasterly corner of the premises described, at the intersection of the westerly line of Cottage Street and the northerly line of Triangle Street; thence N 45° 46' 30" W, along the northerly line of Triangle Street, Four Hundred Twenty-four and Forty-three Hundredths (424.43) feet to a RR spike; thence N 44° 05' 48" E, along Parcel A as shown on the above-mentioned plan, Two Hundred and Sixty-one (261.00) feet to an IP; thence S 79° 59' 16" E, along land now or formerly of Theodore and Joyce Greenwood as shown on the above-mentioned plan, One Hundred Thirteen and Thirty-nine Hundredths (113.39) feet to an IP; thence S 21° 35' 13" W, along land now or formerly of Ward H. and Elsie M. Newton as shown on the above-mentioned plan, Fifty-four and Twenty-five Hundredths (54.25) feet to an IP; thence S 73° 05' 48" E, along said Newton land, One Hundred Fifty-six and Ninety-three Hundredths (156.93) feet to an IP in the westerly line of Cottage Street; thence S 17° 58' 50" W, along the westerly line of Cottage Street, Three Hundred Eighty-six and Fifty-five Hundredths (386.55) feet to the IP marking the place of beginning; containing 2.447 acres more or less.

Together with and subject to all easements, covenants and restrictions of record.

Being a portion of the land described in deed of First Federal Savings and Loan Association of Lowell to Bruce G. Brown by deed dated July 11, 1977 recorded in Hampshire County Registry of Deeds Book 1962, Page 243.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER  
MARIANNE L. DONOHUE